

## Minutes of the Patton Homestead Directors – Nov. 3, 2015

*Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burrige, John McWane & Patrick Reffett.  
Also in attendance were Peter and Gretel Clark, Peter Britton and a gentleman from Willowdale.*

Carin called the Meeting to order @ 5:40. Prior to opening the meeting several audience members had questions and were looking for an update. Carin gave an overview of the Patton Homestead Incorporator's work to date.

Gretel Clark wondered what would happen to the \$500,000 if no turf field was built. Bill replied that the Rec. Dept. is no longer looking at the Patton property for playing fields. Someone from the Town would have to answer Gretel's question as that is not in our charge.

Peter Britton stated that the view from Asbury Street is important and that needs to be considered when planning a parking lot. Carin stated that the property is public property now and any use will need parking. Peter B. suggested putting the lot closer to the new Berry development. John stated that this may or may not be possible. Peter Clark reminded those present that lights to the Berry property were modified by the Planning B'd – approved lights are low to the ground. Perhaps that is the model for any new parking lot. Bill said that he had been very involved with the construction of the library and lights there had been an issue. If you take a look at the result you can see that the lights do not shine into the neighborhood.

Carin ended this discussion by stating that we are at the beginning of a long process.

**Carin Updates:** Carin has spoken with Scott Maddern re: the Facilities Study. Bill and John want to represent us in this effort. Scott agreed.

**Stable Update** – John and Bill met with Margo Killoran (a local horse breeder) to take a walk through the stables. Although the stables are not a high priority right now (the Homestead takes precedent) there was a question about temporary (2 years) use. Could the stables be up and running for short money? Is there a need? Could this be a source of income to the Town temporarily while renovations are taking place at the Homestead?

- The stables were last used 20 years ago. There are approx. 10 stalls total. Margo thought the existing parking would be fine. The stables would need some heat so the horse water would not freeze. Gretel said that she and Peter never heated their horse barn; they used space heaters to keep the water from freezing.
- Margo estimated they could be rented for approx. \$250 a month. Peter B. said that figure was very low. He thought they could be rented for \$700 a month.
- Margo said extensive fencing would be needed. She estimated that to cost \$72,000. Paddocks would be needed. Gretel interjected that each horse would not need its own paddock. Margo warned that horses are quite destructive to fields.
- There was discussion of the apartment over the stables. Would that be used for a manager? Georgina reminded everyone that it has long been known that the septic system failed to pass inspection. Also, there was some talk that asbestos had been found in the apartment, but that has not been confirmed. Peter C. stated that GM Farm used the apartment for field workers during the summer in years past. The Board reminded everyone that what the Town can and cannot do with public property is very different from privately owned property.
- Peter C. referred to the stables report he wrote for the original Patton Comm. Did we have it? Carin was not sure but Georgina was sure it had been incorporated into the Bevara usage report. Georgina will check.

- In the end, based on costs and requirements, we did not think investing in the stables for a short term use would make financial sense. John stated that we should continue to focus on the Homestead and not get distracted.

### **Nonprofit Update – Georgina**

- We are making progress. Patton Homestead, Inc. is now officially recognized as a nonprofit in the Commonwealth. We also have our EIN number. (47-54091998)
- We have to file an Annual Report with the Secy. of State. Georgina brought the document to the meeting for signatures and to fill in the expiration terms for the 5 Directors. Georgina and Rich Barbato's terms will expire in 2016; John, Carin and Bill's terms will expire in 2017. Georgina will get the document to Donna Brewer.
- Sales tax exemption document – we had two choices. We could file for a temporary certificate while waiting for our 501c3 status with the IRS, or wait until it is confirmed and apply for a permanent sales tax exemption. We decided to wait.
- One other question was discussed. In filing for the IRS exemption we need to list that we expect to receive revenues of less than or more than \$50,000 a year for the next 3 years. The group thought it would be less but wondered what happens if it is more at some point. Georgina will check with Donna Brewer on this and report back.

**Website** - Georgina also reported in about Patton Homestead Inc. info on the Town's website. Maureen Hickey has put the agendas and Minutes up, plus the list of Incorporators. The word "Committee" is listed as part of our name. Georgina thinks that should be dropped since people might confuse the Patton Homestead Incorporators with the original Patton Homestead Committee. She will discuss with Maureen. Georgina also sees Patrick Reffert as the contact person. She wondered if Carin Kale, the President, should be listed instead. Carin said the Town's representative is usually listed as the contact, so we will leave it as is.

**Use Policy** – M. Lombardo shared a draft use policy document some months ago. John worked on it upon receipt as well, but he limited himself to the Homestead and the surrounding 6 acres. (approx.) We need to look at this again and get answers to basic questions. John wondered to what extent do we have "control" of the property. Carin will put it as an agenda item for Patrick. Questions include: are people free to walk the grounds right now? How about children? What if people want to cross-country ski there this winter? Can people park in the small parking lot right now and go for a walk? We understand that Greenbelt is currently building their river walk-way on the property. Will there be parking there? All are questions for Patrick.

Georgina wondered if we should look at adding another Director or two in the near future. After discussion it was decided that the 5 voting Directors and one non-voting Director works for now. This will be revisited in the future.

John wondered if the Town would want to fix the apartment soon to generate some income. What the facilities study finds will help determine that. Regarding the facilities study, both Carin and Bill will call M. Lombardo on this. Is the contractor selected? Can Bill and John meet with him/them? When is the study happening.

Carin also reported that she was contacted by the Editor of the *Chronicle* after seeing her presentation on behalf of the Patton Incorporators at the BOS meeting. He will be writing a piece for the paper.

The meeting was adjourned @ 7PM.

**The next meeting is set for Tues., Nov. 17<sup>th</sup> @ 4PM, in the History Room at the Library.**